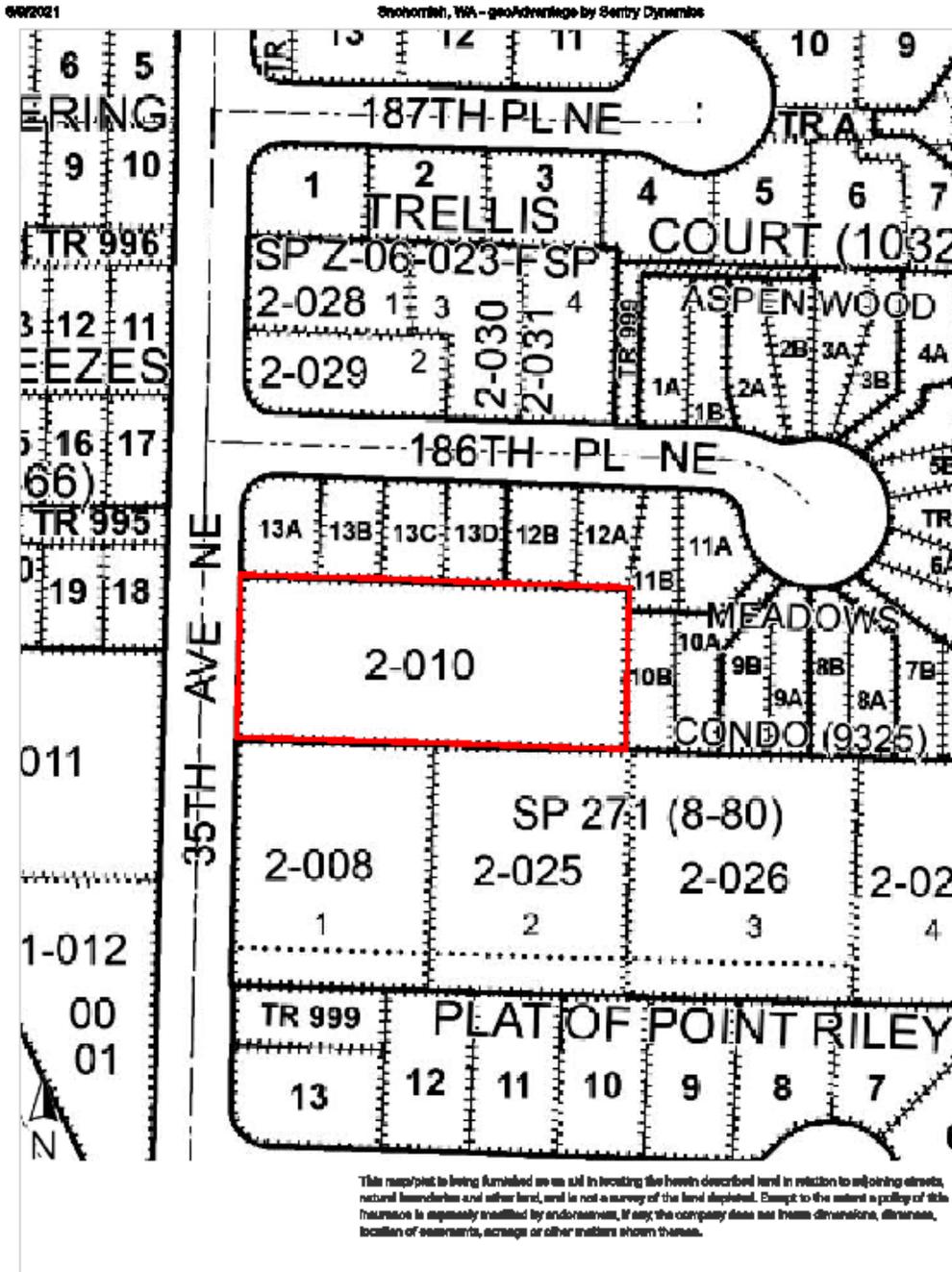


TOTEMWOOD TOWNHOMES - PROJECT NARRATIVE

BY: ARQOZB LLC

WEIMING BIAN

PROJECT VICINITY MAP



<https://bls.serrydynamics.net/geoservices/snohomish/?layout=4&mkid=C&DataContainer>

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PROPERTY LEGAL DESCRIPTION

EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 310521-002-010-00

THE SOUTH 132 FEET OF THE WEST HALF OF THE FOLLOWING DESCRIBED TRACT;

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;
THENCE NORTH 582 FEET TO POINT OF BEGINNING;
THENCE NORTH 198 FEET;
THENCE EAST 860 FEET, MORE OR LESS, TO THE EAST LINE OF SUBDIVISION;
THENCE SOUTH 198 FEET;
THENCE WEST 860 FEET, MORE OR LESS, TO POINT OF BEGINNING, IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT 35TH AVENUE NORTHEAST;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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PROJECT DESCRIPTION / SCOPE OF WORK

TOTEMWOOD Townhomes (the Project) redevelopment proposal includes removal of existing single-family home and built six (6) duplex buildings totaling twelve (12) townhome units. Each unit will come with its own attached garage for 2 parallel parking spaces. Infrastructure improvements for this redevelopment consist underground utilities for water, sewer, power, gas, and communication lines, streetlight, mini-park open space, and a mailbox structure.

Zoning: Located at 18601 35th Ave NE, which is zoned R-MOD.

Environmental: Following investigations and reports are included:

- Complete Street Checklist: For the 35th Ave NE which is a neighborhood street.
- SEPA checklist: As the major portion of excavated soil contains organic matter which is not suitable for backfill material and subjects to haul away, the combination of fill quantity of 458 cubic yard and the excavation quantity of 163 cubic yard exceeds the threshold of 500 cubic yard.
- Tree report: 103 significant trees inventoried, 8 were in the ROW leaving 95 significant trees on the site. 11 were not viable for retention leaving 84 trees. 77 conflicts with improvements leaving 7 proposed for retention
- Critical Areas Evaluation Form: No wetland found onsite except a man-made 5-foot diameter fishpond with fountain which is lined with asphalt. See the picture on the right.

Infrastructure: The proposed 186th Ct. NE will be constructed via the 35th Ave NE thru the Project site as a 20-ft wide one-way private road in a U-shape form, to connect to all buildings. Two driveway connections to the 35th Ave NE will be constructed, one each for entrance and exit only. Prior to that, the existing dwellings and the septic tank will be removed. Existing trees will be cleared, new trees and landscaping will be planted per the Landscaping plans prepared for 2 alternatives: Sewer main in the courtyard or Sewer mains underneath the access road.



Following engineering exploration and design report are included:

- Geotechnical Explorations and Assessment: Measured soil infiltration rate of 96 inch/hour and the recommended design rate of 40 inch/hour.
- Technical Information Report: Stormwater mitigation analysis and design of infiltration facilities for the 35th Ave NE, site access road, and imperious roof areas.

Utilities: The project will remove existing septic tank. Existing water well will be removed when in conflict of other proposed infrastructures. Two (2) 8-inch water main connections will be taped to the City's system at 35th Ave NE. Two sewer extension alternatives are prepared for the City's review – one is via the center of the courtyard serving 12 units; while another alternative is two-extension mains under the proposed access road, each serving 6 units. If no gas line is connected to the development, then the latter alternative maybe feasible for construction.

Proposed Short Plats: All six (6) building have 3 floors of living space and, each unit has its outhouse to the roof top deck, in addition to its own 2-car garage. The total height of the buildings is limited to 35 feet maximum, measured from the existing ground elevation. The table below details out specific land use areas for each proposed lot:

Prop. Plats	Roof Area (sf)	Sidewalk (sf)	Road (sf)	Imp Total	Pervious (sf)	Total Area (sf)	%
Lot 1	1944.32	478.5	1740	4162.82	1579.2	5742.02	72.50%
Lot 2	1943.97	478.5	1740	4162.47	1579.8	5742.27	72.49%
Lot 3	1944.34	484	1760	4188.34	1619.63	5807.97	72.11%
Lot 4	1944.29	484	1760	4188.29	1619.92	5808.21	72.11%
Lot 5	1860.14	682.74	2881.62	5424.5	2814.22	8238.72	65.84%
Lot 6	1859	678.17	2863.86	5401.03	2833.99	8235.02	65.59%
Park	0	224.97	600	824.97	1155.08	1980.05	41.66%
Subtotal	11496.06	3510.88	13345.48		13201.84	41554.3	66.04%

DEVELOPMENT STANDARDS

The Project has been conducted following the Minutes from the General Information Meeting dated 09/13/2021, which also provided following guidelines and standards that the design is following:

- Arlington Municipal Code, Title 20
- Arlington Development Design Standards
- City of Arlington Standards and Specifications
- WA state DOE Stormwater Management Manual for Western Washington (SMMWW), 2014 Updates

PROJECT TEAM

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